

# FAIRVIEW DRIVE

50' R/W ROUTE 1409  
S 68°29'40" W 80.00'

80.00' TO P.C.  
PHILLIPS DRIVE

## NOTES

1. TAX MAP: 0931 04040008
2. ZONE: R-4
3. LOT AREA: 10,680 SQUARE FEET
4. REQUIRED YARDS:
 

FRONT:	=	30 FEET
SIDE:	=	10 FEET
REAR:	=	25 FEET
5. HEIGHTS:
 

DWELLING	=	22 FEET
SHEDS, WALLS, FENCES	=	AS NOTED
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
7. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
8. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
9. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
10. THERE ARE NO FLOOD PLAINS, FLOOD HAZARD AREAS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
11. EXISTING IMPROVEMENTS COVER 13.6% OF THE MINIMUM REQUIRED REAR YARD.
12. CONCRETE DRIVEWAY COVERS 21% OF THE MINIMUM REQUIRED FRONT YARD.
13. APPROXIMATE FLOOR AREAS BASED IN PART ON EXTERIOR DIMENSIONS:
 

TOTAL DWELLING INCLUDING BASEMENT/CELLAR	3,354 S.F.
ACCESSORY DWELLING UNIT	804 S.F.
FLOOR AREA OF ACCESSORY DWELLING UNIT EQUALS	24.0% OF THE TOTAL DWELLING.
14. THERE ARE NO PROPOSED CHANGES TO VEGETATION.

Application No. **SP 2011-MV-073**

*Approved*

*Chairman, Board of Zoning Appeals*

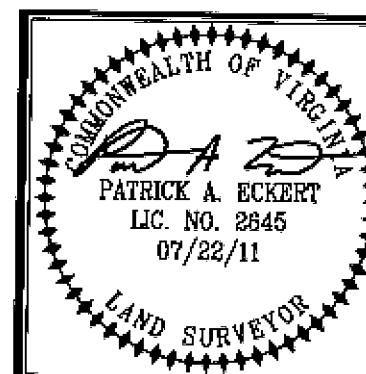
**SPECIAL PERMIT PLAT**

RECEIVED  
Department of Planning & Zoning  
JUL 25 2011  
Zoning Evaluation Division

SHOWING THE IMPROVEMENTS ON  
LOT 8 BLOCK 4

**CATALINA**  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 20' FEBRUARY 7, 2011  
JULY 22, 2011 (REVISED)



BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET, BOUNDARY SURVEY NOT PERFORMED.  
PLAT SUBJECT TO RESTRICTIONS OF RECORD AND NO TITLE REPORT IS FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY, AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCOACHMENTS.

CASE NAME: **MCCARACKEN**

**ALEXANDRIA SURVEYS**  
INTERNATIONAL, LLC  
11216 WAPLES MILL ROAD #102 FAIRFAX, VIRGINIA 22030  
TEL. NO. 703-660-6615 FAX NO. 703-768-7764

GRAPHIC SCALE

0 20 40

RECORD NORTH

